

# **NEIGHBORHOOD MEETING**

## Warrant Articles 6 through 25



# Introduction

- Master Plan and its implementation:
  - DPCD works with the Master Plan Implementation Committee to implement recommendations
  - The Zoning Audit (conducted as part of the Master Plan process and updated in 2017) identified areas of the Zoning Bylaw that needed adjustment to fulfill Master Plan recommendations, correct discrepancies in the bylaw, and/or improve clarity and consistency in the application of the bylaw.



# Introduction

- Master Plan Goals
  - Healthy neighborhoods
  - Strong local economy
  - Enhanced civic amenities
  - Better quality of life for current and future residents
- Balancing need for change with desire for preservation



# Introduction

The Zoning Bylaw is designed to implement the 1972 Comprehensive Plan.

With the adoption of the 2015 Master Plan, the Zoning Bylaw should be updated to implement the new Master Plan.

Zoning cannot be static and must be continually assessed and adjusted to meet the needs and demands of the current and future population.



# Introduction

- Many amendments under consideration
  - Minor housekeeping items
  - Procedural changes to improve processes and clarity
  - Changes to ensure compliance or consistency with state and federal law
  - Strategic changes to meet community goals as expressed in the Master Plan



# Introduction

- Who was involved in the development of these Articles?
  - Arlington Redevelopment Board
  - Master Plan Implementation Committee
  - Department of Planning & Community Development
    - Project Working Groups
    - Town Committees / Working Groups
    - Consultants for technical expertise as needed



# Topics

**Affordable  
Requirements, Multi-  
family & Mixed-uses**  
(Articles 16, 6 - 14)

**Accessory  
Dwelling Units**  
(Article 15)

**Sign Regulations**  
(Article 17)

**Environmental  
Amendments**  
(Article 18 – 19)

**Dover  
Amendment**  
(Article 20)

**Bicycle Parking**  
(Article 21)

**Citation Errors**  
(Article 22)

**Resident Petitions**  
(Articles 23 – 25)



Articles 16 and 6 through 14

# **AFFORDABLE REQUIREMENTS, MULTI-FAMILY & MIXED-USE ZONING AMENDMENTS**



Neighborhood Meeting

[BACK TO TOPICS](#)

# Master Plan & Housing Production Plan

Affordable, Multi-Family & Mixed-Use

- Planning for change will result in healthy neighborhoods, a strong local economy, enhanced civic amenities, and a better quality of life for current and future residents and businesses.
- If Arlington wants to provide for a broader range of housing types and mixed-uses, taller buildings and a reduction in square feet per dwelling unit may be desirable in selected areas.
- Amending on-site open space requirements for certain uses in business districts will promote high value redevelopment and alternative green areas such as roof gardens.
- Visual preference survey identified desires of the community; Zoning audit identified barriers to those desires.
- Threats and opportunities were translated into Goals and Strategies.
- Led to the creation of the Housing Production Plan
  - Diversify housing stock on major corridors while protecting open space and lower-density residential neighborhoods



# Master Plan Recommendations

- Mass Ave has capacity for growth, including mixed-use and multi-family development
- Increased density through greater building heights and massing would benefit urban design and town finances
- New development should be directed to locations near existing assets, transit, and services
- Setbacks and other dimensional and design standards should be adjusted to facilitate infill development along commercial corridors



# Housing Production Plan

- Arlington is an economically diverse place
- Housing prices are increasing faster than incomes
- Housing is older and in need of updating
- There is unmet demand for housing both in terms of number of units, type, and affordability
- Recommendations:
  - Expand housing supply to provide increased opportunities for current and new residents
  - Diversity the housing supply to provide housing for a range of incomes and household composition



Behind the curve in production  
leading to higher housing costs

**ONE IN THREE HOUSEHOLDS SPEND MORE  
THAN 30% OF THEIR INCOME ON HOUSING.**

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**5,655 households<sup>1</sup>**

30% of all households

*(Middle-income & low-income households alike spend a large portion of their income on housing.)*



# LOW-INCOME SENIORS SPEND AN EVEN HIGHER PROPORTION OF THEIR INCOME ON HOUSING.

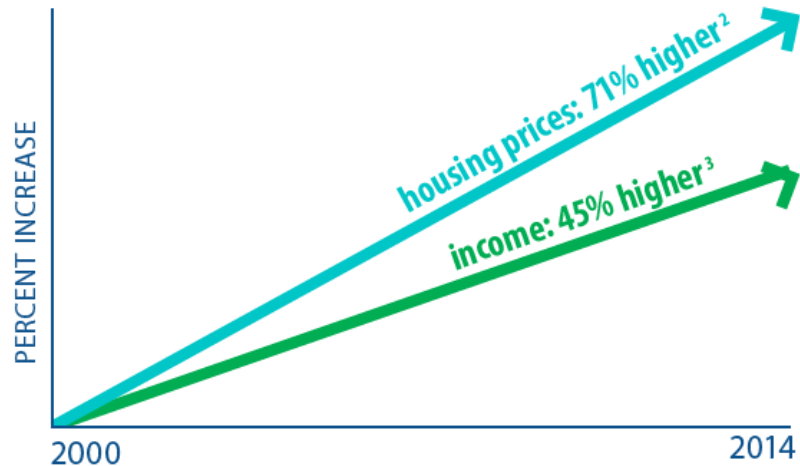
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972 low-income senior households (37% of all low-income seniors) spend more than **50%** of their income on housing costs.<sup>1</sup>



## SALE PRICES ROSE FASTER THAN INCOME.



### Buying a house is too expensive for current residents.<sup>2</sup>

sale price affordable to a median income household in Arlington is about \$310,000, but the median sale price of homes in Arlington was \$580,000 in 2015.

## MORE THAN ONE IN FOUR HOUSEHOLDS HAVE LOW INCOMES.



**5,170** households have low incomes<sup>1</sup>

27% of all households

*Low income varies by household size. For a household of 2, low income is \$54,200. This is the most common household size in Arlington.*



# Affordable housing

- Inclusionary zoning is one of many tools for increasing housing affordable to low- and middle-income households
- Arlington's inclusionary zoning policy requires that projects of 6+ residential units provide 15% affordable units
- By supporting higher density development, the amendments will trigger the requirement of affordable units, adding to available housing



# What has been built?

## **Eight mid- to large-developments since 2000**

- 529 units; 58 designated as affordable
- Three rental properties comprise 78%, or 412 units
- Leasing agents report a mix of occupants – seniors, individuals, couples, and families
- Most recent project permitted in 2012 (Brigham Square)

## **Two assisted living developments since 2000**

- Sunrise Senior Living (2000)
- Brightview Assisted Living (2013)
- 175 senior units created



# Who Owns/Builds Affordable Housing?

- Arlington Housing Authority
  - 713 units
  - Has not developed a project since mid-1980s
- Housing Corporation of Arlington
  - 93 units, plus 57 in pipeline
- Private Developers through Inclusionary Zoning
  - 54 units since 2001
  - Low yield is not uncommon in communities with IZ
- Other Developers
  - 194 units



# Master Plan Implementation

- Amendments allowed mixed-use and parking reductions in 2016
- Limited results (30 residential and 6 commercial units):
  - 117 Broadway (2016)
  - 87-89 Broadway (2017)
  - 483 Summer Street (2017)
  - 887 Mass Ave (2017)
- Recodification in 2018



# Who Developed the Amendments?

- Arlington Redevelopment Board
- Master Plan Implementation Committee
- Department of Planning & Community Development
  - Project Working Group, including town staff, a local realtor, an ARB representative, and members of the Housing Plan Implementation Committee
  - Consultant: Metropolitan Area Planning Council, paid through a state grant



# Proposed Amendments

- Through public hearing process, two pathways emerged:
  - Articles 6-14 considered individually, OR
  - Using Article 16 as a density bonus in exchange for additional affordable housing.
- ARB unanimously preferred density bonus pathway.



# Article 16: Affordable Housing Requirements

- Initially submitted to increase affordable requirements for developments with 20 or more units
- Tiered requirement for affordability:
  - 6 to 19 units: 15% of units
  - 20 or more units: 20% of units



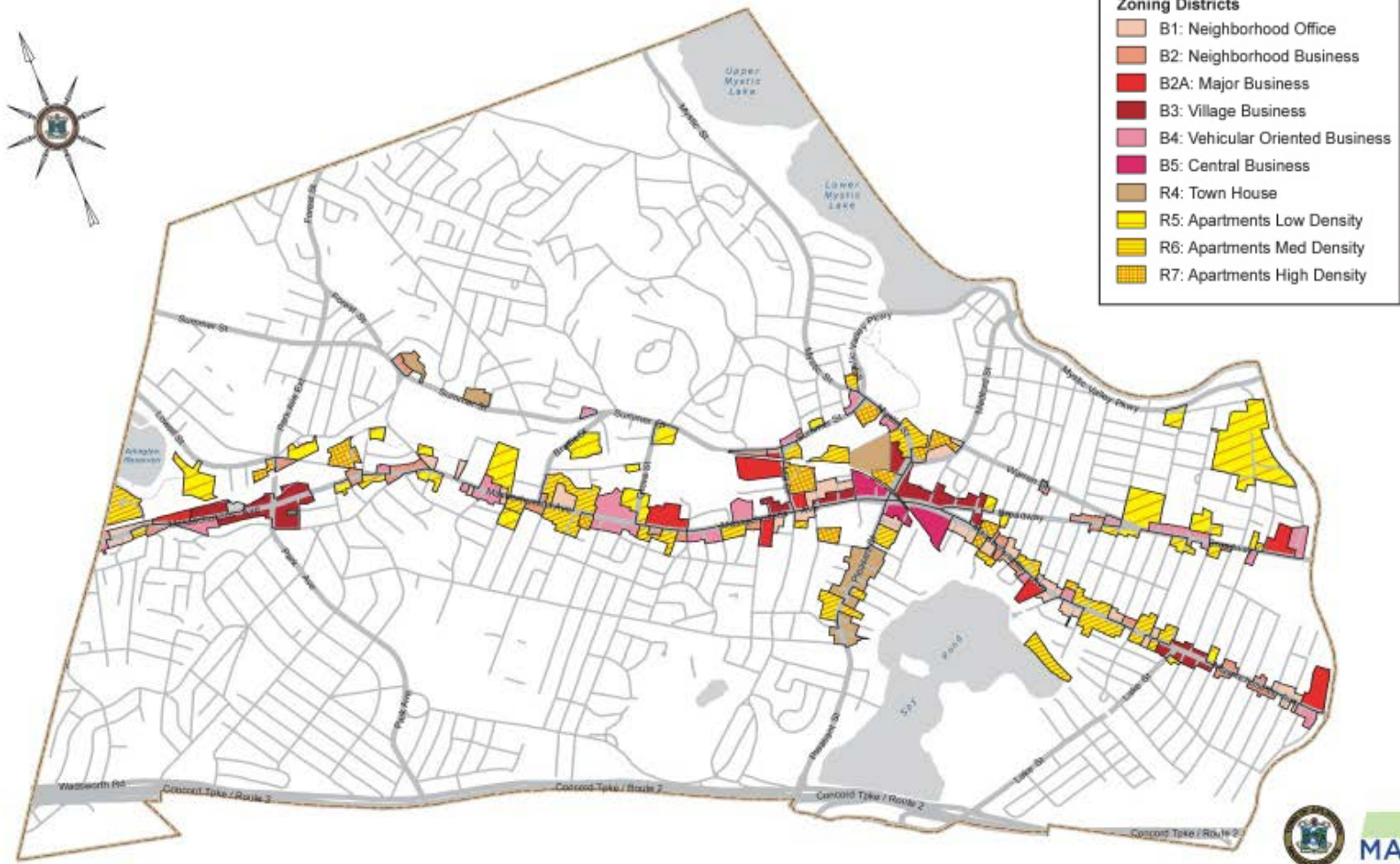
# Article 16: Affordable Housing Requirements

- Petitioner worked with Department to amend the article to increase affordable housing requirements through a density bonus.
- Developments with 4 or 5 residential units would be allowed the density bonus by right.
- Reviewed by Town Counsel and Town Moderator and is within scope.
- Whereas IZ has limited yield, a density bonus may increase housing options and commercial space.



# Where is the density bonus applicable?

Affordable, Multi-Family & Mixed-Use



# Density Bonus Elements

- Generally reduces:
  - Min. Lot Area
  - Min. Lot Area per Unit
  - Min. Frontage
  - Min. Setbacks
- Generally increases:
  - Max. Floor Area Ratio
  - Max. Height and Stories
- Adds flexibility in meeting open space requirements:
  - Increases landscaped open space requirement;
  - Allows balconies to satisfy a portion of the required landscaped open space as allowed already; and
  - Eliminates usable open space requirement.



# Density Bonus Elements

Min. Lot Size, Min. Lot Area per Unit, and Min. Frontage Requirements

District	Use	Min. Lot Size (SF)	Min. Lot Area Per Unit (SF)	Min. Frontage (FT)
R4	Townhouse Structure	30,000→ 5,000	2,500→ 1,500	100→ 50
R4	Apartment Conversion with no change to the footprint or envelope	12,500→ no requirement	2,500→ 1,000	80→ no requirement
R5	Townhouse structure, apartment building	20,000→ 5,000	1,450→ 1,000	100→ 50
R6	Townhouse structure, apartment building	20,000→ 5,000	700→ 700	100→ 50
R7	Townhouse structure, apartment building	20,000→ 5,000	550→ 550	100→ 50
B2	Mixed-use on a lot less than or equal to 20,000 SF	No requirement→ no requirement	No requirement→ no requirement	50→ 50
B2	Mixed-use on a lot greater than 20,000 SF	>20,000→ >20,000	1,450→ 1,000	50→ 50

# Density Bonus Elements

## Minimum Yard Requirements

District	Use	Front Yard (FT)	Side Yard (FT)	Rear Yard (FT)
R4	Townhouse Structure	25→ 15	15→ 10	25→ 20
R4	Apartment Conversion with no change to the footprint or envelope	25→ no requirement	10→ no requirement	20→ no requirement
R5	Townhouse structure, apartment building	15→ 10	10+(length of Bldg/10)→ 15	25→ 20
R6	Townhouse structure, apartment building	15+(height of Bldg/10)→ 10	(height+length of Bldg)/6→ 10	(height+length of Bldg)/6→ 20
R7	Townhouse structure, apartment building	15+(height of Bldg/10)→ 10	At least 20 ft.→ 10	At least 20 ft.→ 20
B1	Mixed-use	20→ 10	10→ 10	20→ 20

# Density Bonus Elements

Minimum Open Space Requirements and Maximum Coverage Requirements

District	Use	Landscaped Open Space Min.	Usable Open Space Min.	Max. Lot Coverage
R4	Townhouse Structure	<b>10%→ 20%</b>	<b>30%→ no min.</b>	No requirement→ No requirement
R4	Apartment Conversion with no change to the footprint or envelope	<b>10%→ 20%</b>	<b>30%→ no min.</b>	<b>35%→ no min.</b>
R5	Townhouse structure, apartment building	<b>10%→ 20%</b>	<b>30%→ no min.</b>	No requirement→ No requirement
R6	Townhouse structure, apartment building	<b>10%→ 20%</b>	<b>25%→ no min.</b>	No requirement→ No requirement
R7	Townhouse structure, apartment building	<b>10%→ 20%</b>	<b>15%→ no min.</b>	No requirement→ No requirement



# Density Bonus Elements

## Minimum Open Space Requirements and Maximum Coverage Requirements

District	Use	Landscaped Open Space Min.	Usable Open Space Min.	Max. Lot Coverage
B1	Mixed-use	<b>20%→ 20%</b>	<b>20%→ no min.</b>	No requirement→ No requirement
B2	Mixed-use	<b>10%→ 20%</b>	<b>20%→ no min.</b>	No requirement→ No requirement
B2A, B3, and B4	Mixed-use on a lot less than or equal to 20,000 SF	<b>No min.→ 20%</b>	<b>20%→ no min.</b>	No requirement→ No requirement
B2A, B3, and B4	Mixed-use on a lot greater than 20,000 SF	<b>10%→ 20%</b>	<b>20%→ no min.</b>	No requirement→ No requirement
B5	Mixed-use on a lot less than or equal to 20,000 SF	<b>No min.→ 20%</b>	<b>20%→ no min.</b>	No requirement→ No requirement
B5	Mixed-use on a lot greater than 20,000 SF	<b>10%→ 20%</b>	<b>15%→ no min.</b>	No requirement→ No requirement

# Density Bonus Elements

Maximum Height and Stories and Maximum Floor Area Ratio

District	Use	Max. Height (FT)	Max. Stories	Max. Floor Area Ratio
R4	Townhouse Structure	35→ 35	3→ 3	<b>0.70→ 1.50</b>
R4	Apartment Conversion with no change to the footprint or envelope	<b>40→ No requirement</b>	<b>3→ No requirement</b>	No requirement→ No requirement
R5	Townhouse structure, apartment building	<b>35→ 45</b>	<b>3→ 4</b>	<b>0.80→ 1.50</b>
R6	Townhouse structure, apartment building on more than 20,000 SF	<b>35 (40)→ 45 (55)</b>	<b>3 (4)→ 4(5)</b>	<b>1.20→ 1.80</b>
R7	Townhouse structure, apartment building	<b>40 (60)→ 45 (60)</b>	<b>5→ 5</b>	<b>1.50→ 2.00</b>

Note: Numbers in parentheses are related to the Height Buffer Area (Article 11). To achieve the greater height or stories, must document negligible impact from shadow and glare.



# Density Bonus Elements

## Maximum Height and Stories and Maximum Floor Area Ratio

District	Use	Max. Height (FT)	Max. Stories	Max. Floor Area Ratio
B1	Mixed-use	<b>35→ 45</b>	<b>3→ 4</b>	<b>0.75→ 1.50</b>
B2	Mixed-use on a lot less than or equal to 20,000 SF	50→ 50	4→ 4	<b>1.50→ 1.80</b>
B2	Mixed-use on a lot greater than 20,000 SF	40→ 40	3→ 3	<b>1.00→ 1.50</b>
B2A and B3	Mixed-use on a lot less than or equal to 20,000 SF	50 (60)→ 50 (60)	4 (5)→ 4 (5)	<b>1.50→ 1.80</b>
B2A	Mixed-use on a lot greater than 20,000 SF	40 (50) → 40 (50)	3 (4)→ 3 (4)	<b>1.00→ 1.50</b>
B3	Mixed-use on a lot greater than 20,000 SF	<b>40 (50)→ 50 (60)</b>	<b>3 (5)→ 4 (5)</b>	<b>1.40.→ 1.50</b>
B4	Mixed-use on a lot less than or equal to 20,000 SF	50 (60)→ 50 (60)	4 (5)→ 4 (5)	<b>1.50→ 2.00</b>
B4	Mixed-use on a lot greater than 20,000 SF	40 (50) → 40 (50)	3 (4)→ 3 (4)	<b>1.00→ 1.80</b>
B5	Mixed-use on a lot less than or equal to 20,000 SF	50 (60)→ 50 (60)	4 (5)→ 4 (5)	<b>1.80→ 2.20</b>
B5	Mixed-use on a lot greater than 20,000 SF	50 (60)→ 50 (60)	<b>3 (5)→ 4 (5)</b>	<b>1.40→ 1.80</b>

Note: Numbers in parentheses are related to the Height Buffer Area (Article 11).

# Other Density Bonus Elements

- Side Yard reductions allowed in R6, R7, and B1 if adjacent use is non-residential.
- Up to 25% of landscaped open space can be satisfied on balconies of a certain size.
- Upper-story building step back required at the fourth story or 30 feet above grade, whichever is less.
- Reduced Height Buffer still applies.
- Off-street parking ratio:
  - 1 space per studio or 1-bedroom
  - 1.25 spaces per 2-bedroom
  - 1.5 space per 3 or more bedrooms



# Effect of Article 16

Project	Use	Existing/Under Construction	As through Article 16
887 Mass Ave (B2A)	Defunct and vacant auto business	3-story mixed-use 3 commercial spaces 4 residential units	4-story mixed-use 3 commercial spaces 6 residential units 2 affordable units
925-927 Mass Ave (R5)	Pre-existing non-conforming mixed-use	3-story mixed-use 3 residential units 3 commercial units	4-story apartment building 8 residential units 2 affordable units
454-478 Mass Ave (B5)	Single-story commercial block	9 commercial spaces	4-story mixed-use 1 story com. space 1 story office space Up to 25 residential units Up to 6 affordable units

**Article 16 increases allowable housing units and commercial spaces**



# Articles 6 and 7: Density and Dimensional

- Articles 6 and 7 contain the appropriate cross references in the tables in Section 5.4.2 and 5.5.2 that refer to the new incentive in the inclusionary zoning regulations.
- ARB recommended ACTION AS AMENDED.



# Article 8: Open Space Requirements

- Article 8 contains the appropriate cross references in the tables in Section 5.4.2 and 5.5.2 that refer to the new incentive in the inclusionary zoning regulations.
- ARB recommended ACTION AS AMENDED.



# Article 9: Townhouses

- Expands the number of individual units in a townhouse structure, but does not change definition (at least 3 units, up to 8 units)
- Maintains ratio of individual units to length of structure
- ARB recommended ACTION on the Article.



# Article 10: Upper-Story Building Step Backs

- Currently required at the 3<sup>rd</sup> story
- Proposal would allow the upper-story building step back to start at the fourth story, an increase of 1 story from existing.
- ARB recommended NO ACTION on the Article, to keep current requirement for the upper-story build step back at 3<sup>rd</sup> story.



# Article 11: Reduced Height Buffer Area

- Area in which the reduced height buffer applies has not been decreased.
- Findings by ARB or ZBA to allow increased height within the height buffer are clarified, and would require a shadow study produced by an applicant to prove a negligible impact.
- ARB recommended ACTION AS AMENDED.



# Article 12: Corner Lot Requirements

- Proposal would aligns the setback required on corner lots with the setback required in the district where parcel is located rather than an adjacent zoning district.
- ARB recommended NO ACTION as the board did not find the adjustment necessary.



# Article 13: Apartment Building Parking Requirements

- Proposal would require only 1 space per unit for multi-family uses.
- ARB recommended NO ACTION on the Article, to keep current requirements at:
  - 1 space per studio unit;
  - 1.15 spaces per 1-bedroom unit;
  - 1.5 spaces per 2-bedroom unit; and
  - 2 spaces per 3 or more bedroom unit.



# Article 14: TDM Applicability

- Adds the R7 District to the Transportation Demand Management parking reductions.
- ARB recommended ACTION on the Article.



# ARB Recommendations

- Article 16: Recommended as amended
- Article 6, 7, & 8: Recommended as amended
- Article 9: Recommended as amended
- Article 10: No Action
- Article 11: Recommended as amended
- Article 12: No Action
- Article 13: No Action
- Article 14: Recommended as proposed



# Benefits to Arlington Residents

- Increased diversity of residential and mixed-use properties
- Housing in different sizes, types, and proximity to services, transit and destinations
- Options for young singles, couples, and families priced out of homeownership
- Options for older adults looking to downsize in an amenity-rich community



# Benefits to Arlington Businesses

- Greater ability for current businesses to expand and reinvest within town
- Increased options for location of new businesses
- Diversity of uses (residential, retail, office) in a district with limited area attracts more customers
- Increased ability for business owners and employees to live in the community where they work



# Review Process

- Do the amendments change the process for review of development approvals?
  - No, all development proposals remain subject to review by the ARB through the Environmental Design Review Special Permit
  - The Historic Districts Commission, Arlington Historical Commission, and Conservation Commission will continue to review projects within their respective jurisdictions



# Other FAQs

- Are there projects ready and waiting to be developed?
  - No, DPCD has not been approached by any property owners that have been interested in redevelopment based on the proposed zoning amendments
  - Massing studies used in prior presentations were selected for illustrative purposes; property owners were neither involved with nor made suggestions regarding their properties



Article 15

# **ACCESSORY DWELLING UNITS**



# Article 15

- Housing Production Plan identifies the need to develop a range of housing types (p.60)
- Accessory Dwelling Units (ADU) is one method
- ADUs provide flexible solutions for housing, diversify housing options without changing the physical character of neighborhoods.



# Article 15

- An ADU is proposed to be a secondary unit wholly contained within an existing, owner-occupied residential structure in R0 and R1 Districts.
- Amendment proposes:
  - Only allowed with a Special Permit from the ZBA.
  - The footprint of and the gross floor area of the structure cannot be altered.
  - Units are considered part of the original property and can never be sold independent of it.
  - 1 year lease with no subletting allowed.
- ARB recommended ARTICLE AS AMENDED



Article 17

# **SIGN REGULATIONS**



# Project overview

- Master Plan Zoning Audit identified concerns with the sign regulations
- Recodified Zoning Bylaw was adopted in February 2018
- Recodification process identified need to update the Town's sign regulations; needed amendments were too substantive to address then
- LWC, Inc. hired September 2018



## TOWN OF ARLINGTON ZONING BYLAW

Adopted by Town Meeting on February 12, 2018  
Amended by Special Town Meeting on May 2, 2018



# Purpose of the Update

## **To develop new Sign Regulations that are:**

- Consistent with the state and federal law, and the Arlington Master Plan
- Consistent with recent, pertinent case law
- Include standards that reflect different aesthetic, dimensional, and material needs of different property types and geographies
- Well-organized, straight-forward, and easy-to-use
- Clear, concise, and well-illustrated
- Incorporates best practices



# Sign Bylaw Update Process

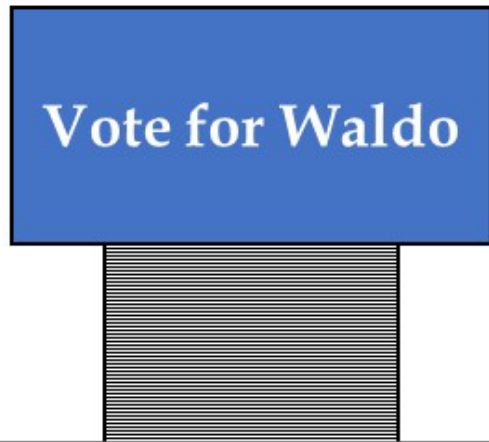
Event/Deliverable	Dates
Project Initiation – Kick-Off Conference Call	September 2018
Stakeholder Interviews & Community Workshop	October – Nov. 2018
Sign Regulations Analysis & Recommendations Report	December 2018
Public meeting – ZBWG	December 2018
Administrative Draft Sign Regulations for staff review	January 2019
Public Review Draft Sign Regulations	February 2019
Public hearing – Arlington Redevelopment Board	March 4, 2019
Town Meeting	April 22, 2019
Incorporate adopted Sign Regulations into ZBL	May 2019



# Legal Considerations

## Content-Based Regulations

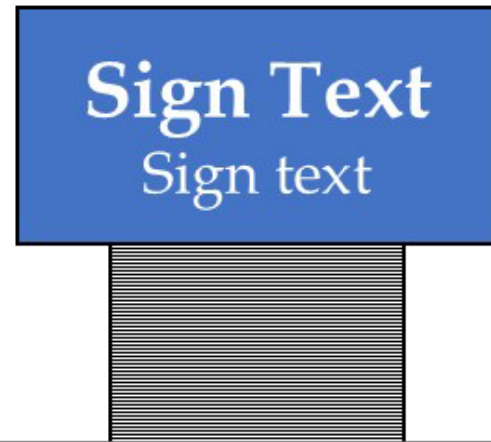
- What does sign say?
- Message determines if it stays up or down, or applicable regulations



**"Political Sign"**

## Content-Neutral Regulations

- Time
- Place
- Manner

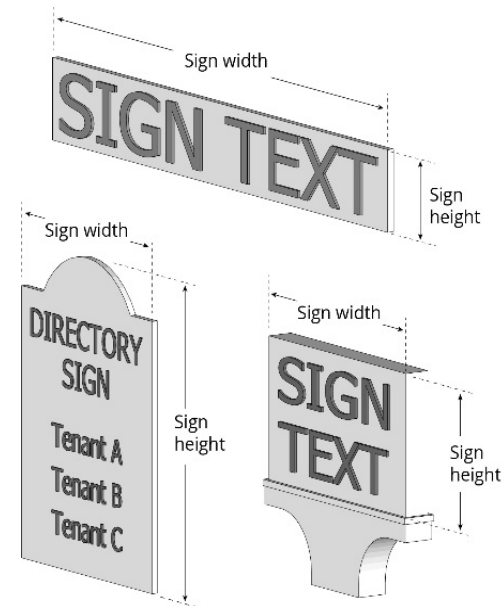
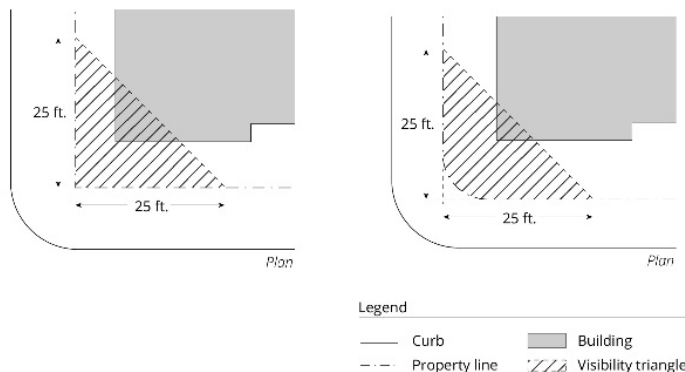


**"Freestanding Sign"**



# Sign Bylaw Improvements

- Clearly articulated the permitting process
- Added graphics to clarify the requirements for applicants and staff
- Organized the standards into clear tables with supporting graphics
- Modernized the terminology used



# Sign Bylaw Improvements

Sign Districts		
Sign District Name	Districts	Description
Residential Sign District	Large Lot Single-Family District (R0) Single-Family District (R1) Two-Family District (R2) Three-Family District (R3)	These districts comprise the vast majority of residential land in Arlington. Signage is limited in these districts, as a variety of allowed signage types could detract from the desired residential character.
Residential/Business Sign District	Townhouse District (R4) Apartment District/Low Density (R5) Apartment District/Medium Density (R6) Apartment District/High Density (R7) Neighborhood Office District (B1) Neighborhood Business District (B2)	These districts generally are located along Massachusetts Avenue, and require a variety of sign types to achieve a diverse, mixed-use character appropriate for neighborhood residential, office, service, and retail uses.
Business Sign District	Major Business District (B2A) Village Business District (B3) Vehicular Oriented Business District (B4) Central Business District (B5)	These districts comprise the major commercial centers in Arlington and require a variety of sign types to achieve a diverse character appropriate for major office, service, and retail uses.
Industrial Sign District	Industrial District (I) Transportation District (T)	These districts allow a number of sign types to achieve a character appropriate for industrial manufacturing, warehousing, and transportation uses.
Multi-Use Sign District	Multi-Use District (MU) Planned Unit Development (PUD)	These districts allow a variety of signage types for larger-scale, multi-use developments.
Open Space Sign District	Open Space District (OS)	This district prohibits most sign types, allowing only those necessary to provide information for the primary open space and recreation uses.

Allowed Sign Types by Sign District						
Sign Type	Residential <sup>1</sup> (R0, R1, R2, R3)	Residential/ Business <sup>1</sup> (R4, R5, R6, R7, B1, B2)	Business <sup>1</sup> (B2A, B3, B4, B5)	Industrial <sup>1</sup> (I, T)	Multi- Use <sup>1</sup> (MU, PUD)	Open Space <sup>1</sup> (OS)
<b>Building Mounted Signs<sup>2</sup></b>						
Awning Sign		Y	Y	Y	Y	
Bracket Sign		Y	Y		Y	
Canopy Sign			Y		Y	
Directional Sign		Y	Y	Y	Y	
Directory Sign		Y	Y	Y	Y	
Marquee Sign			Y			
Porch Sign	Y	Y				
Projecting Sign			Y	Y	Y	
Service Island Canopy Sign			Y	Y		
Wall Sign	Y	Y	Y	Y	Y	
Window Sign	Y	Y	Y	Y	Y	
<b>Freestanding Signs</b>						
Directory Sign				Y	Y	
Directional Sign		Y	Y	Y	Y	
Freestanding Projecting Sign				Y	Y	Y
Monument Sign			Y	Y		
Post Sign	Y	Y	Y	Y	Y	Y
<b>End Note:</b> <sup>1</sup> For Religious and Educational Uses in all Districts, all permanent sign types are allowed except for the following: <ul style="list-style-type: none"> <li>• Awning Sign</li> <li>• Marquee Sign</li> <li>• Projecting Sign</li> <li>• Service Island Canopy Sign</li> </ul> <sup>2</sup> In all districts, a building may have no more than two of either an awning sign, wall sign, or a window sign.						



Article 18 through 19

# ENVIRONMENTAL UPDATES



# Article 18: Floodplain District & Article 19: Inland Wetland District

- Identified as inconsistent during recodification
- Corrections include:
  - Correctly referring to the Town of Arlington Bylaw for Wetlands Protection;
  - Making the section internally consistent with the Zoning Bylaw and the ConCom regulations; and
  - Correcting incorrect section references.
- Does not change the review process of the Conservation Commission.
- ARB recommended ARTICLE AS AMENDED



Article 20

# DOVER AMENDMENT



# Article 20: Review of Religious and Educational Uses

- The “Dover Amendment” refers to certain protections that religious, non-profit educational, and childcare facilities receive under the Massachusetts Zoning Act.
- Not clearly described in the Zoning Bylaw.
- Bylaw appears to indicate that a Special Permit is required or the use is prohibited.



# Article 20: Review of Religious and Educational Uses

- Confusion has been eliminated by removing review of these uses from EDR Special Permit
- Clarified tables
- ARB decided that the administrative review was more appropriate for rules and regulations and added appropriate enabling text
- ARB recommended ARTICLE AS AMENDED



Article 21

# **BICYCLE PARKING**



# Bicycle Parking

- Master Plan recommends “Strengthen[ing] bicycle parking regulations in and adjacent to business districts and multi-family development.” (p. 172)
- Current standards are tied to motor vehicle parking; Net effect is little bicycle parking created
- Goal of amendment is to decouple bicycle parking from motor vehicle parking



# Bicycle Parking

- Establishes standards for long-term and short-term bicycle parking
- Establishes general requirements and location standards
- Allows modification of the standards by the ARB or ZBA
- ARB recommended ARTICLE AS AMENDED



Article 22

# **CORRECTING CITATION ERRORS**



# Article 22: Correcting Citation Errors

- Five references to the pre-recodification Zoning Bylaw were identified as needing to be corrected.
- ARB recommended ARTICLE AS PROPOSED



Articles 23 through 25

# RESIDENT PETITIONS



# Article 23: ZBA Meeting Materials

- ZBA will be using Novus Agenda to post meeting materials
- Therefore, Petitioner stated there may not be a need to take action on this article.
- ARB recommended NO ACTION



# Article 24: Half Story Definition

- Submitted on behalf of the Residential Study Group.
- Reduction in the measurement of a half-story can mitigate the appearance of a full third story.
- Matches the definition in State Building Code.
- ARB recommended ARTICLE AS PROPOSED



# Article 25: Driveway Slope Measurement

- Submitted on behalf of the Residential Study Group.
- Adjusts the driveway slope measurement in Section 6.1.10(A).
- Requires the slope to be 15% over the entire length of the driveway rather than an average across the length of the driveway.
- ARB recommended NO ACTION



# Thank you!

For more information,  
[www.arlingtonma.gov/arb](http://www.arlingtonma.gov/arb)

